001.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	736,800 / 736,800
					USE VALUE:	736,800 / 736,800
					ASSESSED:	736,800 / 736,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KREBS MARK R H
Owner 2:	KREBS RACHEL L
Owner 3:	
Street 1:	DE SAVORNIN LOHMANPLEIN 3
Street 2:	2313 EH LEIDEN
Twn/City:	NETHERLANDS
St/Prov:	Cntry: Own Occ: N
Postal:	Type:

PREVIOUS OWNER

Owner 1:	CRIMMINS ELIZABETH E -
Owner 2:	CURLEY DENISE M -
Street 1:	30 LAFAYETTE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .069 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Vinyl Exterior and 1802 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3008.000	325,200	3,400	408,200	736,800
Total Card	0.069	325,200	3,400	408,200	736,800
Total Parcel	0.069	325,200	3,400	408,200	736,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.99 | /Parcel: 408.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 1241

GIS Ref

GIS Ref

Insp Date 10/14/17

!122!

PREVIOUS ASSESSMENT

Parcel ID 001.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	325,200	3400	3,008.	408,200	736,800		Year end	12/23/2021
2021	101	FV	315,400	3400	3,008.	408,200	727,000		Year End Roll	12/10/2020
2020	101	FV	315,500	3400	3,008.	408,200	727,100	727,100	Year End Roll	12/18/2019
2019	101	FV	244,000	3400	3,008.	433,700	681,100	681,100	Year End Roll	1/3/2019
2018	101	FV	244,000	3400	3,008.	316,300	563,700	563,700	Year End Roll	12/20/2017
2017	101	FV	244,000	3400	3,008.	275,500	522,900	522,900	Year End Roll	1/3/2017
2016	101	FV	244,000	3400	3,008.	234,700	482,100	482,100	Year End	1/4/2016
2015	101	FV	237,900	3400	3,008.	229,600	470,900	470,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:02:07

LAST REV

Date	Time
10/13/21	14:47:26
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 122

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRIMMINS ELIZAB	1364-28		1/6/2009		450,000	No	No		
DENTON MARGARET	1216-3		11/4/1999		225,000	No	No		
DENTON FRANCIS	1147-97		10/19/1995		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2013	591	Redo Bat	15,705	C				
5/3/2011	374	Re-Roof	8,880					
6/12/2009	479	Inter Fi	9,500					
8/17/2007	707	Manual	3,750					install sliders in
8/1/2007	652	Re-Roof	5,600					

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2021	Mail Update	JO	Jenny O
1/24/2019	Mail Update	MM	Mary M
10/14/2017	MEAS&NOTICE	HS	Hanne S
5/30/2013	Info Fm Prmt	EMK	Ellen K
5/13/2009	Measured	197	PATRIOT
6/13/2000	MLS		
9/21/1999	Meas/Inspect	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	1241
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3008		Sq. Ft.	Site		0	80.	1.70	1									408,193						408,200	

Total AC/HA:	0.06905	Total SF/SM:	3008	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	408,193	Spl Credit		Total:	408,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99470347
Adj $ / SQ:	174.570
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399507
Depreciation:	74308
Depreciated Total:	325198

COMMENTS

LOW BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

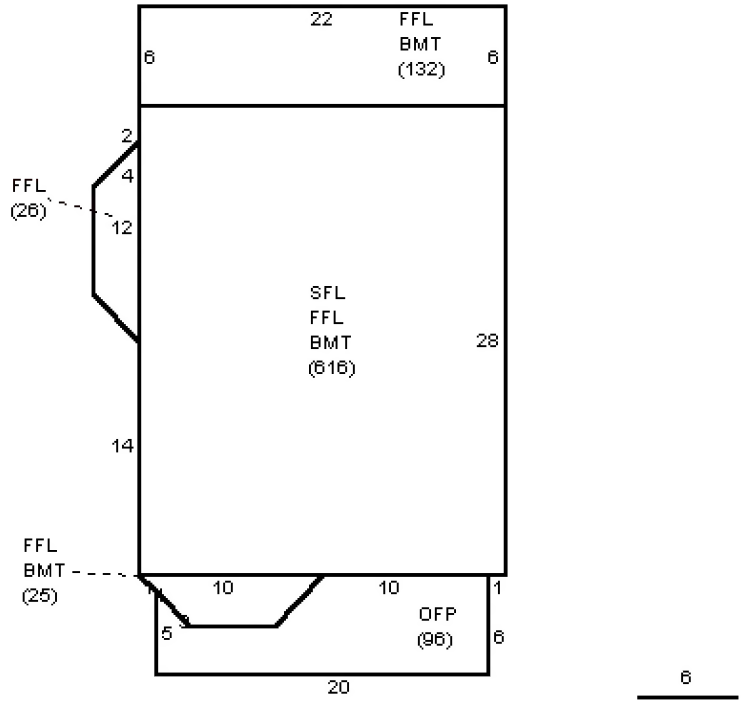
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	174.57
Special Features:	0	Val/Su Net:	142.38
Final Total:	325200	Val/Su SzAd	229.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	799	174.570	139,482
BMT	Basement	773	83.790	64,773
SFL	Second Floor	616	174.570	107,535
OFP	Open Porch	96	33.510	3,217

Net Sketched Area:	2,284	Total:	315,007
Size Ad	1415	Gross Area	2284	FinArea	1802
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1940	26.96	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400